

IN RE: PETITION FOR VARIANCE  
NW/S Red Lion Road, 2,304' SW  
of the c/l of Allender Road  
(11328 Red Lion Road)  
11th Election District  
5th Councilmanic District

Norma F. Bigos  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-227-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 11328 Red Lion Road, located in the vicinity of Allender Road in White Marsh. The Petition was filed by the owner of the property, Norma F. Bigos, and the Contract Purchasers, Kevin and Shirley Kissinger, Sr. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) in the front yard in lieu of the required rear yard location. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Norma Bigos, property owner, and Kevin Kissinger, Contract Purchaser. Appearing as interested parties were David and Michele Fultz, adjacent property owners. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 1.37 acres, more or less, zoned D.R. 3.5 and is unimproved but for an in-ground swimming pool located towards the front of the property. The property is approximately 100 feet wide and some 585 feet deep. The Petitioner owns both the subject property and the adjoining property known as 11326 Red Lion Road. The pool which is the subject of this case was

ORDER RECEIVED FOR FILING  
Date 11/9/97  
By [Signature]

MICROFILMED

built in 1985 as an accessory use to the home on the adjoining property. Ms. Bigos recently sold her home and property at 11326 Red Lion Road to Mr. and Mrs. David Fultz, who appeared as interested parties in this case. Ms. Bigos has also entered into a contract to sell the adjacent property, which is the subject of this request, to Mr. and Mrs. Kissinger who seek to develop the site with a single family dwelling. However, due to the location of the existing pool, the proposed dwelling will be located behind the pool. Thus, the pool will be located in the front yard of the property. Testimony indicated that the pool is located too close to Red Lion Road to allow the placement of the proposed dwelling between the pool and Red Lion Road. In addition, the highway widening of Red Lion Road is proposed for some time in the future, further reducing the distance between the pool and the road. The only alternative the Petitioners have is to construct the dwelling to the rear of the pool. Therefore, a variance is necessary in order to legitimize existing conditions and to permit development of the subject property as proposed.

As noted above, David and Michele Fultz recently purchased the property located at 11326 Red Lion Road. The pool, which is the subject of this request, was an accessory use to the home at 11326 Red Lion Road. However, Mr. & Mrs. Fultz did not purchase the subject property when they purchased their property from Ms. Bigos. Mr. & Mrs. Fultz testified that they would prefer the proposed dwelling not be situated as shown on Petitioner's Exhibit 1 in that it will impose upon the privacy they hope to enjoy to the rear of their home.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and

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Date 1/16/97  
By [Signature]

his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that special circumstances or conditions exist that are peculiar to the subject property and that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that the swimming pool has existed in its present location for many years. To require its relocation on the property in strict compliance with the zoning regulations would be unnecessarily burdensome for the Petitioners. The relief requested will not cause any injury to the public health, safety or general welfare and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

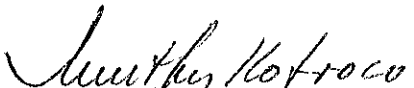
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10<sup>th</sup> day of January, 1997 that the Petition for

ORDER RECEIVED FOR FILING  
Date 1/10/97  
By [Signature]

RECORDED & INDEXED

Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) in the front yard in lieu of the required rear yard location, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
11/11/92  
[Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

January 10, 1997

Ms. Norma Bigos  
9106 Abigail Drive, Apt. 1A  
Baltimore, Maryland 21237

RE: PETITION FOR VARIANCE  
NW/S Red Lion Road, 2,304' SW of the c/l of Allender Road  
(11328 Red Lion Road)  
11th Election District - 5th Councilmanic District  
Norma F. Bigos - Petitioner  
Case No. 97-227-A

Dear Ms. Bigos:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Kevin Kissinger, Sr.  
136 Trailways Road, Baltimore, Md. 21220

Mr. & Mrs. David Fultz  
11326 Red Lion Road, White Marsh, Md. 21162

People's Counsel

Case File

RECORDED





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at # 11328 RED LION Rd.

which is presently zoned DR-3.5.

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(6) 400.1 TO ALLOW A DETACHED ACCESSORY STRUCTURE (Swimming Pool) IN THE FRONT YARD IN LIEU OF THE REAR YARD.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. The existing pool will not permit the size house that was designed to fit between the pool and the front building setback with the proposed Highway Widening.
2. To position the house parallel to Red Lion Road would create two (2) size yard variances which would place the house too close to the house next door (18' from house to house) 5' to each property line in lieu of 10' & 15'.
3. The existing pool was used for the existing house on the other parcel. The two parcels are being sold separately. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Kevin + Shirley Kissinger Sr.  
(Type or Print Name)

Kevin E Kissinger Sr.  
Signature

136 Trailways Rd.  
Address

Baltimore MD 21220  
City State Zipcode

Attorney for Petitioner.

(Type or Print Name)

Shirley E. Kissinger  
Signature

Address Phone No.

City State Zipcode

Printed with Soybean Ink  
on Recycled Paper

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s).

Norma F Bigos  
(Type or Print Name)

Norma F Bigos  
Signature

(Type or Print Name)

Signature

11326 Red Lion Rd  
Address Phone No

White Marsh MD 21162  
City State Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: JRD DATE 11-20-96

227.

ORDER RECEIVED FOR FILING

Date

By

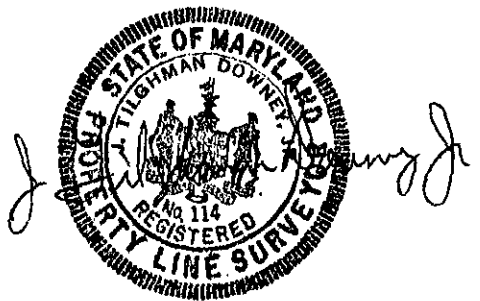
NOVEMBER 14, 1996

DESCRIPTION OF PETITION FOR  
ZONING VARIANCE  
LOCATED #11328 RED LION ROAD  
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point distant 2304'± southwesterly from the intersection formed by the northwesterly side of Red Lion Road, 30 foot right-of-way, and the centerline of Allender Road; thence S 37° 30' 00" W, 100.00 feet; thence N 57° 36' 20" W, 582.44 feet; thence N 34° 09' 05" E, 105.00 feet; thence S 57° 36' 20" E, 585.00 feet to the PLACE OF BEGINNING.

Containing 1.37 Acres ±.

Tract or parcel of land recorded in the Land Records of Baltimore County in Liber 9952, folio 330.



J. Tilghman Downey, Jr.

RECORDED

NOV 20 1964

100

AMOUNT \$ 50.00

Good Shepherd Mission

**FOR:**

**YELLOW - CUSTOMER**

**VALIDATION OR SIGNATURE OF CASHIER**

# CONSTITUTION

2014

127

NOTICE OF HEARING

The Zoning Commissioners of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #97-227-A  
(Item 227)

11328 Red Lion Road  
NMS Red Lion Road, 2204'  
SW from of Alander Road  
11th Election District  
5th Councilmatic  
Legal Owner(s):  
Norma F. Biggs

Contract Purchaser(s):  
Kevin and Shirley Kissinger,  
St.

Variance: to allow a detached accessory structure (swimming pool) in the front yard in lieu of the rear yard.  
Hearing: Monday, December 30, 1996 at 10:00 a.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations  
Please Call 887-3353.

(2) For information concerning the File and/or Hearing,  
Please Call 887-3391.

12/027 Dec. 5 C103562

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/5, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/5, 1996.

THE JEFFERSONIAN,

*A. H. Enick*  
LEGAL AD. - TOWSON

RECORDED



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 227

Petitioner: Kenn & Shirley Kissinger

Location: 11328 Red Oak Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Kenn & Shirley Kissinger

ADDRESS: 136 Trailways Rd.  
Baltimore, MD 21220

PHONE NUMBER: \_\_\_\_\_

AJ:ggs

(Revised 09/24/96)

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227.



# CERTIFICATE OF POSTING

RE: Case No.: 97-227-A

Petitioner/Developer: \_\_\_\_\_

KEVIN KISSINGER

Date of Hearing/Closing: 12-30-96

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at 11328 Red Lion

Road, Baltimore, MD 21168

The sign(s) were posted on DEC 12, 1996  
(Month, Day, Year)

Sincerely,

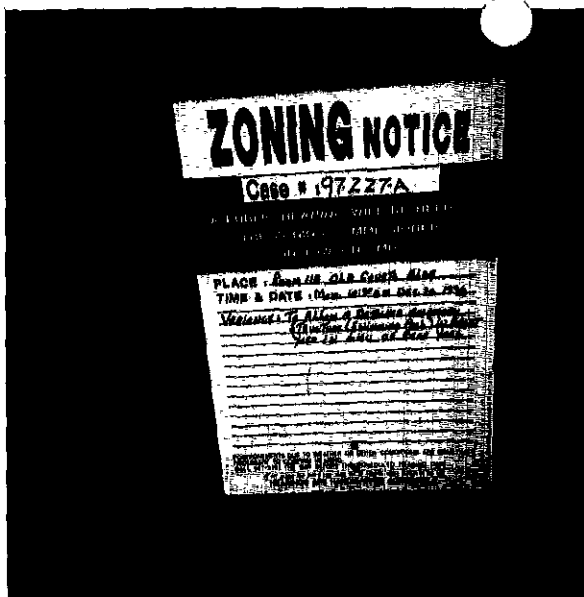
Thomas P. Ogle Sr. 12/12/96  
(Signature of Sign Poster and Date)

Thomas P. Ogle Sr.  
(Printed Name)

325 Nicholson Road  
(Address)

Baltimore, MD 21221  
(City, State, Zip Code)

(410) 687-8405  
(Telephone Number)



97-227-A

TO: PUTUXENT PUBLISHING COMPANY  
December 5, 1996 Issue - Jeffersonian

Please forward billing to:

Kevin and Shirley Kissinger, Sr.  
136 Trailways Road  
Baltimore, MD 21220  
337-7309

---

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-227-A (Item 227)  
11328 Red Lion Road  
NWS Red Lion Road, 2304' SW from c/l Allender Road  
11th Election District - 5th Councilmanic  
Legal Owner(s): Norma F. Bigos  
Contract Purchaser(s): Kevin and Shirley Kissinger, Sr.

Variance to allow a detached accessory structure (swimming pool) in the front yard in lieu of the rear yard.

HEARING: MONDAY, DECEMBER 30, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

ENCLOSURE



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 25, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-227-A (Item 227)  
11328 Red Lion Road  
NWS Red Lion Road, 2304' SW from c/l Allender Road  
11th Election District - 5th Councilmanic  
Legal Owner(s): Norma F. Bigos  
Contract Purchaser(s): Kevin and Shirley Kissinger, Sr.

Variance to allow a detached accessory structure (swimming pool) in the front yard in lieu of the rear yard.

HEARING: MONDAY, DECEMBER 30, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon  
Director

cc: Norma F. Bigos  
Kevin and Shirley Kissinger, Sr.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 15, 1996.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 17, 1996

Ms. Norma F. Bigos  
11326 Red Lion Road  
White Marsh, MD 21162

RE: Item No.: 227  
Case No.: 97-227-A  
Petitioner: Norma F. Bigos

Dear Ms. Bigos:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 20, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,  
A handwritten signature in cursive script, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

MICROFILMED





**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 12-13-94  
Item No. 227 (JRA)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

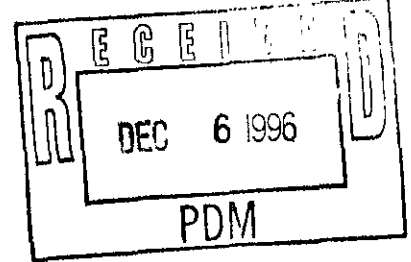
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500



Office of the Fire Marshal  
(410) 887-4880

DATE: 12/05/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF DEC. 02, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 185, 220, 221, 222, 223, 226,  
227 AND 231.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: December 5, 1996

FROM: *RWB* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for December 9, 1996  
Item Nos. 185, 219, 220, 221, 222,  
223, 225, 226, (227), 228, 229, 230,  
& 231

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: December 3, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 185, 220, 223, 225, 227, 228, and 231

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

*Jeffrey M. Long*

Division Chief:

*Cary L. Keim*

PK/JL

MICROFILMED

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Dec. 3, 96

FROM: R. Bruce Seeley *RBS/yr*  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: Dec 2, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: ~~21~~ 219  
220  
223  
225  
227  
228  
231

RBS:sp

BRUCE2/DEPRM/TXTSBP

RECORDED

RE: PETITION FOR VARIANCE  
11328 Red Lion Road, NWS Red Lion Road,  
2304' SW from c/l Allender Road  
11th Election District, 5th Councilmanic

Legal Owner(s): Norma F. Bigos  
Contract Purchaser(s): Kevin and Shirley  
Kissinger, Sr.  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 97-227-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30<sup>th</sup> day of December, 1996, a copy of the foregoing Entry of Appearance was mailed to Legal Owner Norma F. Bigos, 11328 Red Lion Road, White Marsh, MD 21162, and to Contract Purchasers Kevin and Shirley Kissinger, Sr., 136 Trailways Road, Baltimore, MD 21220, Petitioners.

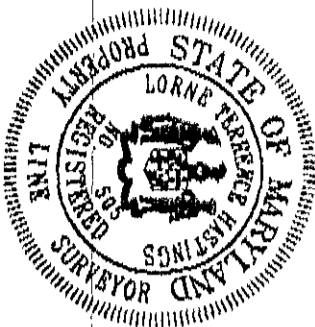
*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

MICROFILMED

44583

MORTGAGE INSPECTION DRAWING

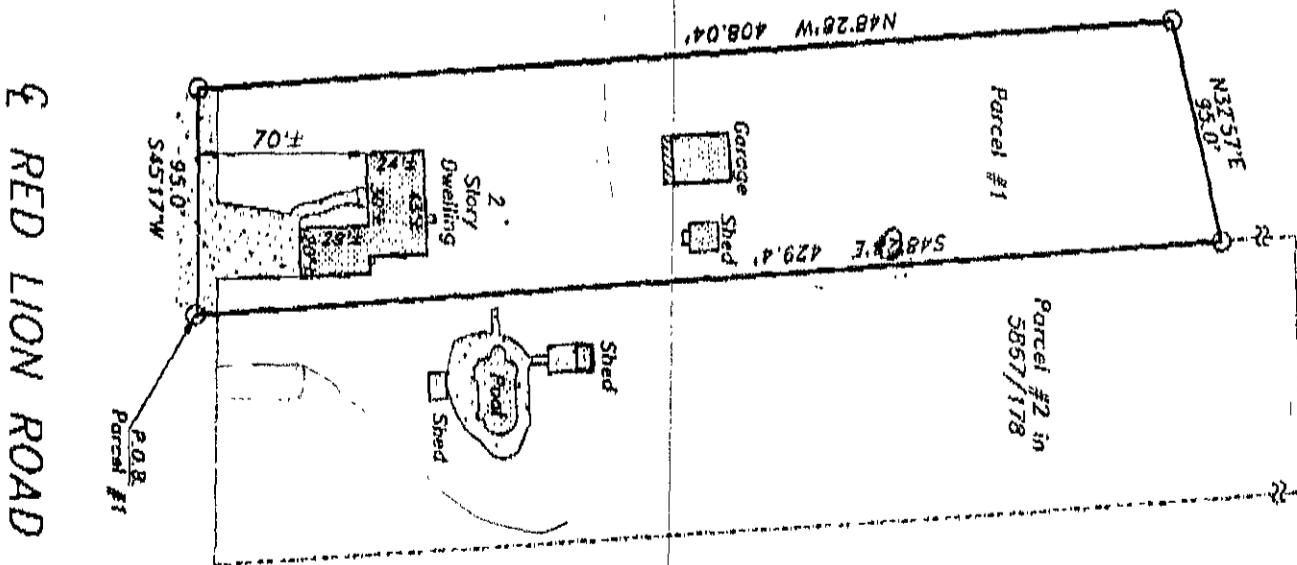


I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DWELLING SHOWN ON THIS DRAWING ON THE PROPERTY KNOWN AS  
11326 RED LION ROAD  
BALTIMORE COUNTY, MARYLAND  
LIES WITHIN THE LOT LINES SHOWN AS COMPILED FROM TITLE OR OTHER SOURCES. OTHER IMPROVEMENTS SHOWN ARE FOR PICTORIAL PURPOSES ONLY. THIS DRAWING IS NOT A BOUNDARY SURVEY AND HAS BEEN PREPARED EXCLUSIVELY FOR TITLE PURPOSES ONLY.

*Lorne J. Hastings* 8/10/93

RUXTON DESIGN CORPORATION  
8422 BELLONA LANE  
TOWSON, MARYLAND 21204  
(410) 823-5000

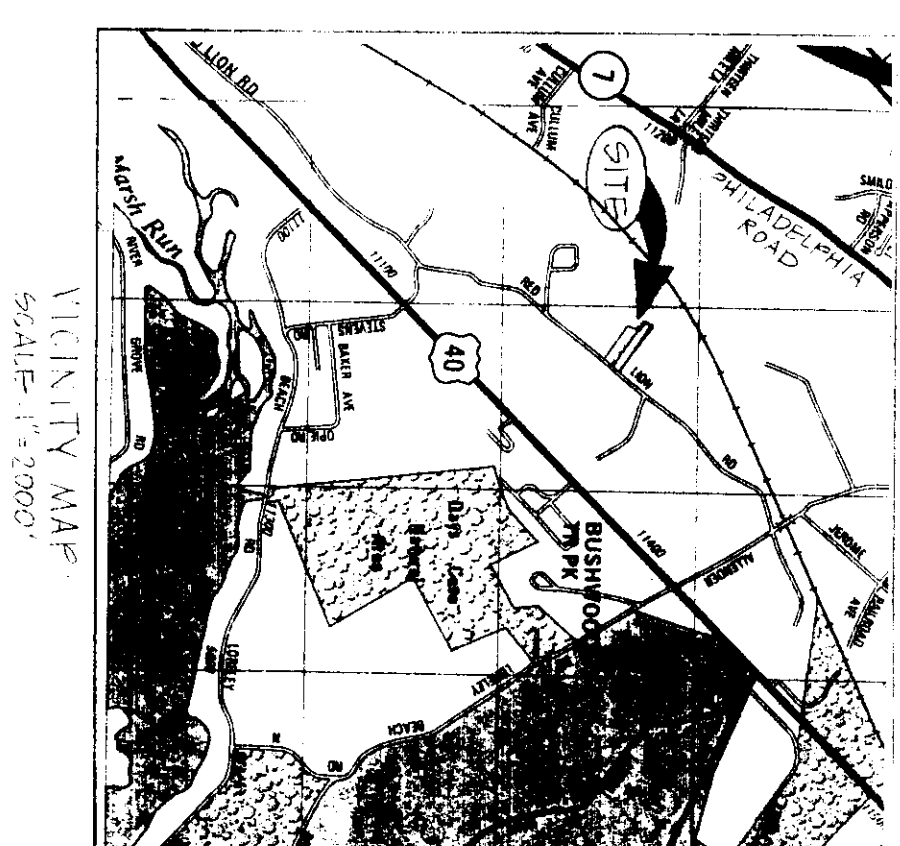
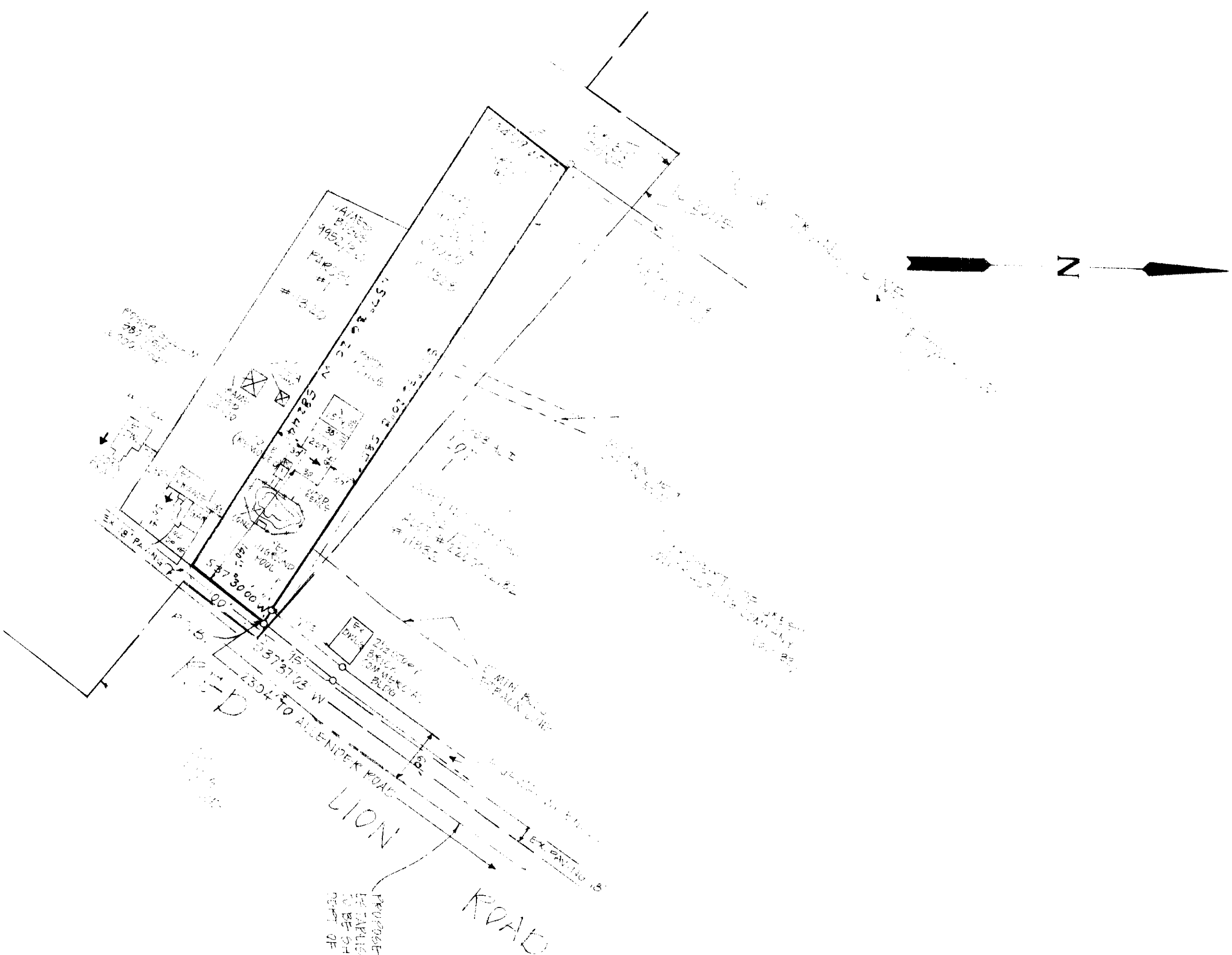
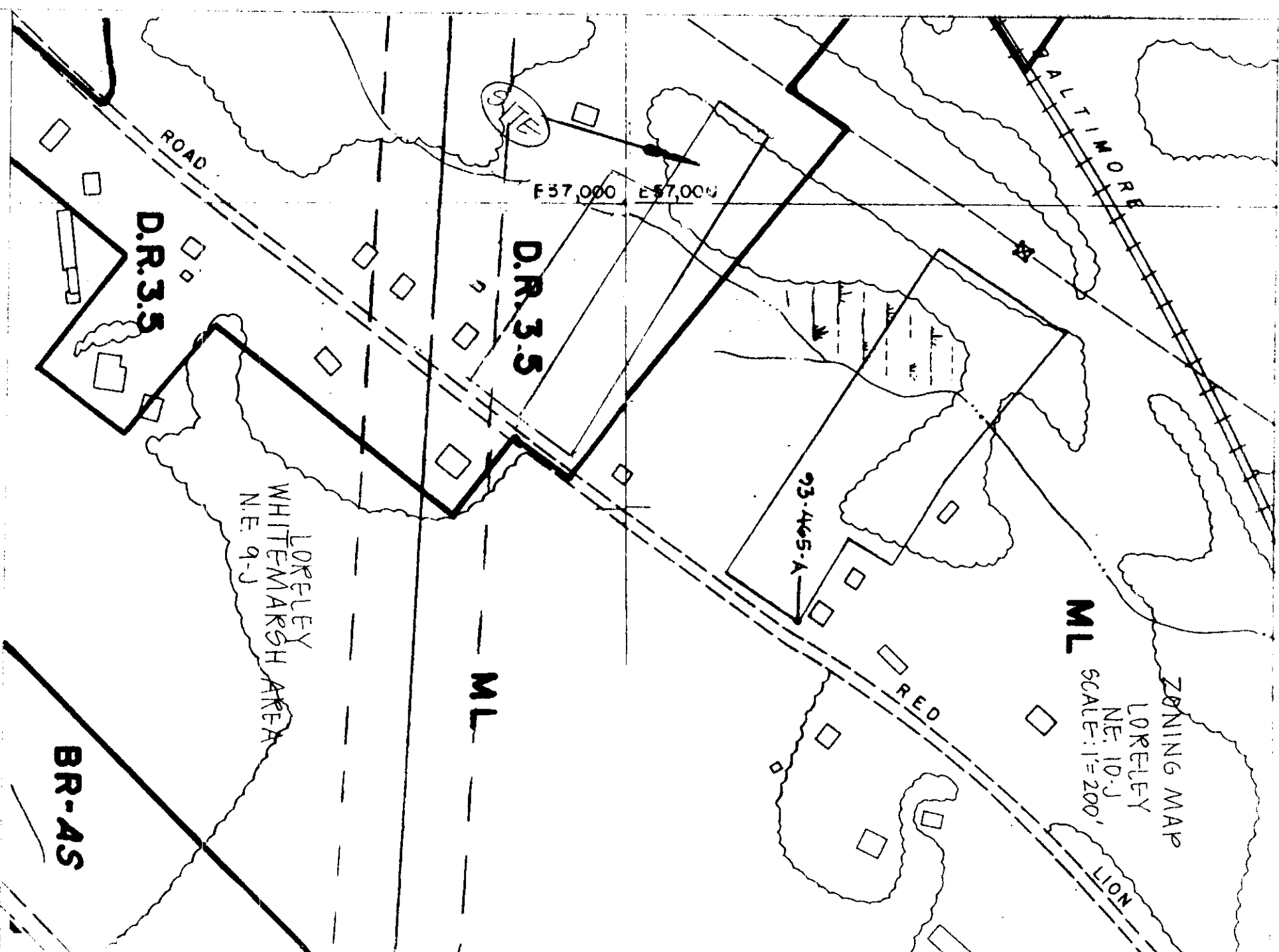
SCALE: 1" = 80'



MICROFILMED

Property Lies in Flood Zone C

**DEVELOPMENT  
ENGINEERS, INC.**  
200 East Joppa Road  
Room 101, Shell Building  
Towson, Maryland  
828-9060

[illegible]

PLAT TO ACCOMPANY  
PETITION FOR ZONING VARIANCE  
#1329 KFD LION ROAD  
SECTION EIGHT (2) 11  
TOWNSHIP OF NORTH ALEX  
COUNTY OF NORFOLK VIRGINIA

**MICROFILMED**

CENTER MR. JAMES BIGGS JR  
220 NEWTON ST  
NORTH BAY, MO  
ST. LOUIS 8, MO 63107-1114  
CENR: MO 95-00-000

[illegible]